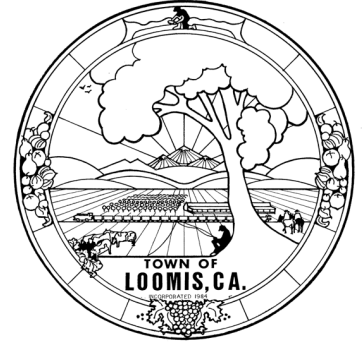


TOWN OF LOOMIS



TO: Honorable Mayor and Council Members
FROM: Sean Rabé, Town Manager
DATE: July 13, 2021
SUBJECT: Town Manager Report for May 2021 Council Meeting

Mayor and Council Members,

The following report provides an update on some of the major activities Town Staff has been working on in the past month.

August 13 Summer Concert

With COVID restrictions lifted, we are able to have one of our Summer Concerts at the Train Depot! On August 13 from 7 pm to 9 pm we will have "Invincible," a Pat Benatar tribute band, and "Press Play," an 80's Rock Band.

Bring your lawn chairs and join us!

Hidden Grove Project

As you know, the Town received a pre-application for the Hidden Grove project, for the property located behind Raley's (former Village at Loomis site). That pre-application is for a housing project, to be processed under a new California housing law called SB-330. You can find that pre-application here: <https://loomis.ca.gov/documents/hidden-grove-full-pre-application-submittal-package/>. Staff has reviewed the pre-application and, last week, deemed it complete. The project applicant (Stonebridge Properties, a division of Teichert) now has six months (December 27) to prepare and submit its formal application.

The Town will begin the Environmental Impact Report process once the formal application is received. Once that process is completed (beginning first with a Draft EIR for public comment, then preparation of a final EIR for consideration), we will begin the public hearing process. The Town is only allowed five public hearings under SB-330.

The Town Attorney has prepared a memo that we hope provides a comprehensive review of SB 330 and how it impacts the planning process. That memo can be found here:

<https://loomis.ca.gov/documents/town-of-loomis-sb-330-overview/>

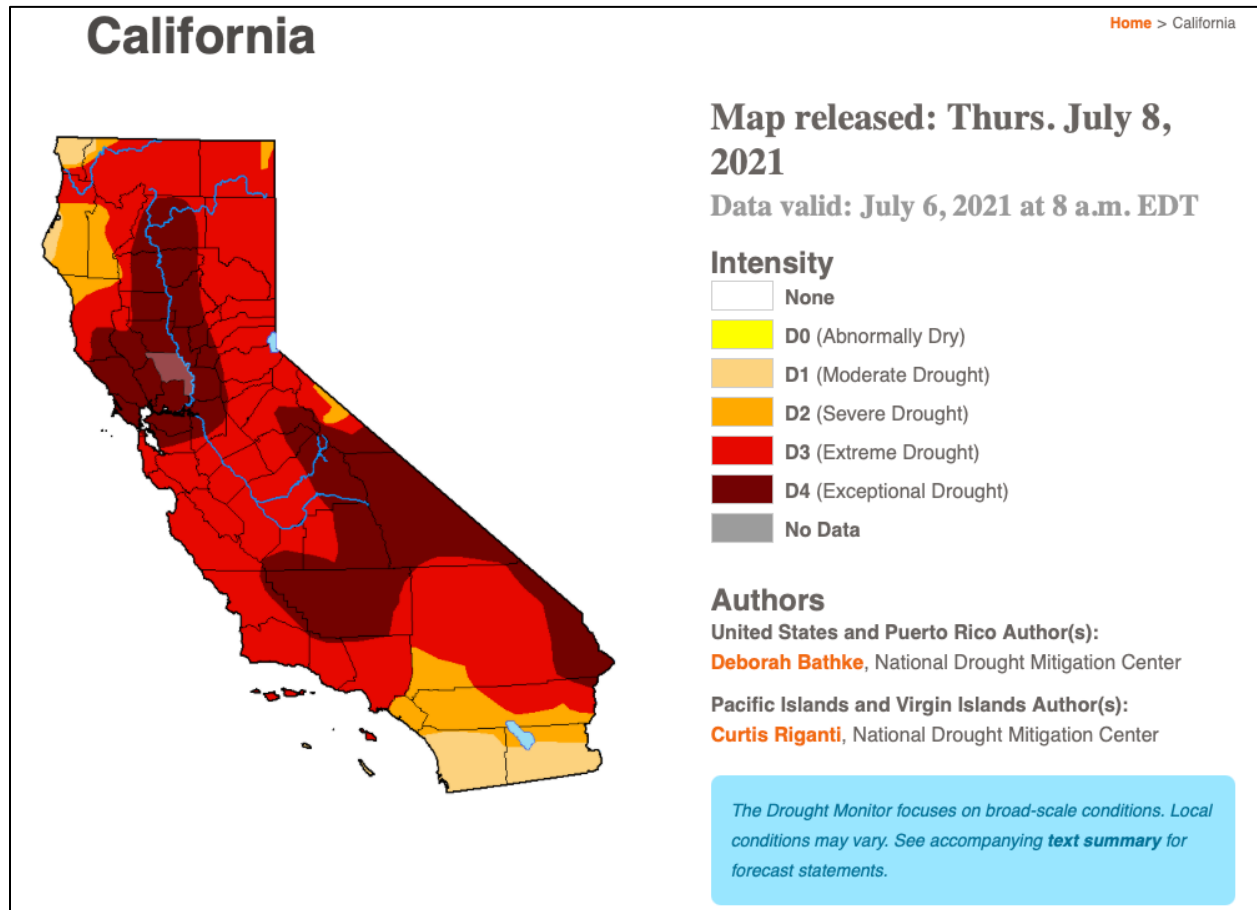
Green Business Park Project

The Town received the formal Green Business Park project application at the end of May, from BEM, Inc.. That application can be found under the Current Projects tab on the Town's website at

<https://loomis.ca.gov/green-business-park-loomis-application-package/>.

The project proposes a specific plan that would provide for approximately 900,000 square feet of "flex industrial" space; approximately 230,000 square feet of commercial/medical office buildings; 25,000 square feet of a business center; and 126 units of medium/high density residential uses (multifamily, attached housing). The project would require a General Plan Amendment and rezone.

Town staff has reviewed the application for completeness and has found deficiencies that need to be addressed before it is deemed complete. Once the application is deemed complete the Town will begin processing the application. That process will take at least a year – and likely longer. The processing follows a linear process: beginning first with a Draft EIR for public comment, then preparation of a final



EIR for consideration, then public hearings before the Planning Commission and Town Council. Because this project requires a General Plan Amendment, the Town will also require a Development Agreement. Unlike the Hidden Grove Project, the Town is not bound by the five-public-hearing requirement.

Drought and Fire Season

More than 85 percent of California is currently facing extreme drought conditions, as shown in the map below (source: National Drought Mitigation Center).

Gov. Newsom declared a drought emergency for most of the State last month. On July 8, 2021, amid deepening drought and record-breaking temperatures throughout the West, Gov. Newsom called on Californians to voluntarily reduce water use by 15% to protect water reserves if drought conditions continue.

Coupled with the drought, the State is once again under extreme fire danger. As of today, more than 142,000 acres have burned in the State, according to Cal Fire. The dry year certainly exacerbates the potential for significant fires.

PLEASE BE CAUTIOUS WHEN CLEARING WEEDS AND OTHER BRUSH!

COVID-19 Update:

Things continue to improve on the COVID-19 front. Businesses throughout the State are open, generally without restriction. Following California Department of Public Health guidance, unvaccinated folks should continue to wear masks indoors. There has been some concern recently with the new Delta variant, but we haven't heard of any new guidance yet.

Costco

As you know, Council approved the Costco project back in September. The Town recently settled one of the lawsuits (with Brace Taylor, LLC). The Town is preparing to defend the other two lawsuits (with the City of Rocklin and Citizens for Responsible Growth or the Rocklin Arco gas station owner) in court.

A hearing on the merits of the lawsuits has been scheduled for August 27th. As I have noted in the past, the Town looks forward to vigorously defending the project in court, if necessary.

Staff Hire Anniversaries

- Finance Director Roger Carroll: 23 years (July 1, 1998)
- Administrative Analyst Carol Parker: 14 years (July 16, 2007)

Town Manager Tuesdays

The Town Manager Tuesday event continues to be held the fourth Tuesday of each month at 9 am. This month's meeting will be held at the Train Depot.

QUESTIONS? Come to Town Manager Tuesdays, call me at the number below or email me at srabe@loomis.ca.gov.